

Kosciusko County Trending Narrative

Kosciusko County used the valid sales that occurred between January 1st, 2006 and December 31st, 2007 for the 2008 payable 2009 annual adjustment process called “trending”. The sales were verified by phone calls, physically checking the properties and the Kosciusko County Multiple Listing Service. The Kosciusko County Board of Realtors and local appraisers have been a big help with information to values of properties.

Ratio studies were ran on all neighborhoods. We then analyzed the data and applied trending factors to the land and improvements, when indicated, for a market value for 2008. Appeal information was utilized where we had problem areas. The townships that had poor uniformity were then reassessed where needed. Some areas were redelineated and land base rates adjusted for the changes in market value.

Commercial and Industrial Properties

Industrial Improved and Vacant:

Due to the lack of sales, all of the improved industrials county wide were combined and analyzed in one Trending Study. The same was done to the Industrial Vacant; all of the vacant sales were analyzed in one Trending Study.

Commercial Vacant Sales:

These sales were done in 2 separate trending areas. One study was State Road 15 and US 30 around the Warsaw area, for Wayne and Plain Townships. The other study was for the rest of the sales in the county.

Commercial Improved Sales:

These sales were done in 8 separate trending areas.

The first area was for State Road 15 and US 30, around the Warsaw area, for Wayne and Plain Townships (these two townships both contain the city of Warsaw). The second area was for Center Street in Wayne Township. The third area was the downtown district for Wayne Township. The fourth area was for sales outside the city limits for Wayne and Plain Townships. The fifth area was for the rest of the sales for Warsaw, Wayne Township that were not in the downtown, major highways or Center Street. The sixth area was for all towns other than Warsaw for the other 16 townships. The seventh area was for State Road 13 on the south side of Syracuse, Turkey Creek Township. The eighth area was all sales left outside incorporated areas.

Apartments Sales:

Apartments were trended with two studies, one for 1-4 units and one for 5 and over units.

All Commercial Improved and Apartment sales are on one Ratio Sheet for the Study